



R01-18-A-033

November 15, 2017

Frank Gardner
EPA New England Region 1
5 Post Office Square
Suite 100, OSRR7-2
Boston, MA 02109-3912

Dear Mr. Gardner,

The Central Vermont Regional Planning Commission (CVRPC) is pleased to submit a proposal for a Community-Wide Hazardous Substances and Petroleum Assessment Grant through the United States EPA's FY 2018 Brownfields Program.

- a. Applicant Identification: **Central Vermont Regional Planning Commission**
29 Main Street, Suite 4, Montpelier, VT 05602
CVRPC is one of 11 Regional Commissions created by the Vermont Legislature, which provides its 23 member municipalities with land use and planning services.
- b. Funding Requested:
 - i. Grant Type: **Assessment**
 - ii. Assessment Grant Type: **Community-wide**
 - iii. Federal Funds Requested: **\$300,000**. We are not requesting a waiver for a Site-specific proposal.
 - iv. Contamination: **Hazardous Substances** (\$200,000) **and Petroleum** (\$100,000)
- c. Location: **Central Vermont Region** (the Region is comprised of Washington County, plus 3 towns in Orange County includes the following municipalities: Barre City, Barre Town, Berlin, Cabot, Calais, Duxbury, E. Montpelier, Fayston, Marshfield, Middlesex, Montpelier, Moretown, Northfield, Orange, Plainfield, Roxbury, Waitsfield, Warren, Washington, Waterbury, Williamstown, Woodbury, Worcester) **Target Areas: Downtown Barre City & Northfield village.**
- d. Property Information for Site-Specific Proposals: **n/a**
- e. Contacts: **Project Director: Clare Rock, Senior Planner**
CVRPC, 29 Main Street, Suite 4, Montpelier, VT 05602
Phone: 802-229-0389 / Email: rock@cvregion.com
Chief Executive: Bonnie Waninger, Executive Director
CVRPC, 29 Main Street, Suite 4, Montpelier, VT 05602
Phone: 802-229-0389 / Email: waninger@cvregion.com
- f. Population:
 - i. General Population of the Central Vermont Region: **65,034**
 - ii. Population of Target Areas: **11,153**
 - iii. "Persistent Poverty": Central Vermont **does not experience persistent poverty**

- g. Regional Priorities Form / Other Factors Checklist: **see attached**
- h. Letter for the State: **see attached**

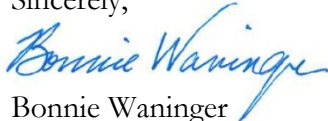
The Central Vermont Region, is primarily composed of rural towns and sub-regional centers surrounding the State Capital, Montpelier, and granite production center, Barre. The vast majority of our towns do not have professional planning on staff. CVRPC regularly fills that role in supporting local planning commissions and selectboards in their land use and transportation planning work.

CVRPC was fortunate to receive and successfully administer a 2003, 2006, and 2015 EPA Community-Wide Hazardous Substances and Petroleum Assessment Grant and hopes to continue and build upon that important work. CVRPC has created a diverse and effective Brownfields Advisory Committee, which is credited with undertaking 10 Phase I environmental site assessments, 19 Phase II's, 7 Corrective Action Plans and one Risk-Based Cleanup Plan. Seven sites have been seen through to redevelopment. These successes have helped build CVRPC's reputation as a catalyst for redeveloping the Region's historic industrial sites.

The goal of the proposed project is to continue assessing brownfields in Central Vermont, in addition to providing education and conducting public outreach to residents and businesses throughout the Region. This outreach will help foster a greater understanding of brownfields and the benefits of their redevelopment.

Thank you for your consideration of this proposal. We look forward to hearing from you.

Sincerely,



Bonnie Waninger
Executive Director

Cover Letter Attachments

Attachment A: Regional Priorities Form / Other Factors Checklist

Attachment B: Letters from the State

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Central Vermont Regional Planning Commission

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects; OR

Coordinated Public Funding for Brownfields

Page Number(s): Page 4 and page 10

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X (pg. 1 - 2)
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	X (pg. 8-9)
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	X (pg. 10)
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@vermont.gov

Central Vermont Regional Planning Commission
Attn: Clare Rock
29 Main Street, Suite 4
Montpelier, VT 05602

November 8, 2017

Dear Ms. Rock,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Central Vermont Regional Planning Commission (CVRPC) intends to apply for a petroleum EPA Brownfield Assessment Grant and to use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of petroleum related brownfield properties within the CVRPC region of Vermont.

The State of Vermont is very appreciative of your programmatic successes and of your intent to apply for grant funding, as CVRPC's local involvement in the Brownfield Program continues to assist us in the inventory, assessment of properties and eventual redevelopment of brownfields in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program and we will assist in the petroleum determinations for the identified properties.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the CVRPC and to assist potential developers enter into the Vermont Brownfield Environmental Liability Limitation Program and Petroleum Cleanup Fund, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Brownfields Response Program
Waste Management and Prevention Division





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Attn: Clare Rock
29 Main Street, Suite 4
Montpelier, VT 05602

November 8, 2017

Dear Ms. Rock,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Central Vermont Regional Planning Commission (CVRPC) intends to apply for an EPA Brownfield Assessment Grant for hazardous funds and to use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of non-petroleum related brownfield properties within the CVRPC region of Vermont.

The State of Vermont is very appreciative of your programmatic successes and of your intent to apply for additional grant funding, as CVRPC's local involvement in the Brownfield Program continues to assist us in the inventory and assessment of properties in Vermont along with continuing to advance the objectives of the Vermont Brownfields Program.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the CVRPC and to assist potential developers with the Vermont Brownfield Environmental Liability Limitation Program, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Sites Management Section
Waste Management and Prevention Division



1. COMMUNITY NEED (45 points)**1.a.i. Community and Target Area Descriptions (5 points)**

The Central Vermont Region, which the Central Vermont Regional Planning Commission (CVRPC) serves, is located in the geographic heart of Vermont. The Region is comprised of 20 towns located in Washington County and 3 towns from adjoining Orange County. The Region is home to the state's second largest labor market and is home to approximately 10% of statewide population. The area is largely rural with population centers located in modestly urbanized socio-economic cores. With EPA brownfields funds CVRPC will target assessment activities predominately in downtown Barre City and within the village area of the Town of Northfield. Both communities are located within Washington County and both bare the physical hallmarks of traditional New England towns; a defined historical commercial center next to the river and adjacent rail yard with surrounding residential neighborhoods.

1. Downtown Barre City: By 1890, Barre City was considered to be the “granite capital of the world.” It was a thriving, vibrant, multi-cultural manufacturing community of skilled workers and artisans who worked within the myriad of granite sheds carving the famous Barre Gray bought in by rail from the quarries which dotted the surrounding hills. Yet in recent decades the industry has been struggling to compete in a global economy, where stone can be imported from China and elsewhere at less than the cost of local production. Today, as identified within the 2014 Barre City Municipal Plan “Barre City is often viewed from the outside as a run-down, community in decline. This poor image is reinforced by the city’s poverty and crime rates, and the number of parolees and furloughs, as well as homeless people living in the city. The condition of some buildings and properties in the city also contributes to a poor impression of the city. These negative perceptions have eroded residents’ sense of community pride and over the years have become self-reinforcing.”

2. Northfield village: Settlement in Northfield sprung up along the banks of the Dog River which once powered local textile and wood manufacturing mills. With the arrival of the railroad in the mid 1800’s and business activity flourished especially around Depot Square. (This area was then incorporated into the Village of Northfield until 2014, when residents voted to merge with the Town, becoming one municipal entity.) Opposed to Barre City, Northfield’s economic decline came more abruptly. As identified within the 2016 Northfield Area-Wide Plan “there have been significant economic dislocations caused by Tropical Storm Irene and a shifting economy which have brought about job losses and have taken a toll on the economic well-being of Northfield. The flooding caused by Tropical Storm Irene in 2011 drove out Wall-Goldfinger, a high end furniture manufacturer that relocated to Randolph, Vermont. The storm was followed by a string of closures in 2015: Comfort Colors, another Northfield institution, was purchased by a global clothing company, which shuttered the Northfield operation; Northfield Wood Products, a longstanding manufacturing operation on Freight Yard Way, also closed in 2015; and Northfield Savings Bank (NSB) moved its corporate headquarters from Main Street at Depot Square in downtown Northfield, to nearby Berlin. While NSB will maintain a retail bank in town, many jobs left the downtown with the move.” Flood damages also resulted in the loss of 15 village single-family homes. FEMA bought out the property owners and the homes were razed.

Both communities have seen better days. Both are losing population, have low property values and an increased number of residents who are struggling to make ends meet. All these factors are illustrated in the data table contained below.

1.a.ii. Demographic Information and Indicators of Need (5 points)

		Barre City, Washington County, Vermont ¹	Northfield village, Washington County, Vermont ¹	Washington County, Vermont ¹	State of Vermont ¹	National ²
Census Demographic Data						
Population		9,052	2,101	59,534	625,741	3,161,275,131
Unemployment		4.4%	3.0%	4.8%	5.5%	8.3%
Poverty Rate		18.7%	12.1%	10.1%	11.5%	15.5%
Percent Minority		4.9%	5.2%	3.9%	4.7%	37.8%
Median Household Income		\$41,156	\$33,348	\$58,788	\$55,176	\$53,889
Households w/ Food Stamp/SNAP Assistance		21.3%	13.0%	10.6%	13.7%	13.2% ³
Local and Regional Data ⁴						
Population change 2000-2010		-2.57%	-34.50%	2.57%	2.77%	-
Median price of primary residences sold, 2016		\$144,000	\$180,000 ⁵	\$188,000	\$205,000	-
Median year of structures built (occupied units)	owner occupied	1941	1970 ⁵	1971	1975	-
	renter occupied	1945	1946	1951	1961	-

Census Demographic Data Sources: ¹ Tables DP-1 2010 Demographic Profile, Tables DP03 and DP-3 Selected Economic Characteristics available at factfinder.census.gov. ² Data provided by US EPA in FY18 Guidelines for Brownfields Assessment Grants. ³ Table DP03 Selected Economic Characteristics available at factfinder.census.gov. ⁴ Vermont Housing Data Profiles, extensive Census-derived housing data for Vermont available at housingdata.org/profile/. ⁵ Data only available for Town of Northfield.

1.a.iii. Description of the Brownfields (5 points)

CVRPC has identified at least two brownfields which are located within the target area:

1. North Main to Summer St, Barre City (between Pearl and Elm St, 7 parcels, total ~2 acres)

- Proximity to residents: At least one multi-family building is with 500 ft. of the brownfield site, historic residential neighborhoods are within 600 ft. to the north and east of the brownfield site.
- Past Land Uses: Woodworking, blacksmith and wheelwright shops, a paint shop, a millinery, a dentist's office, valve repair, a dry cleaners, electrical supplies storage, printing, jewelry retailer, tin shop, a hardware store, auto repair, photography shop.
- Potential Contamination: Chlorinated VOC's, petroleum, lead, asbestos, arsenic.
- Current Conditions: Primarily surface parking and underutilized vacant land, two single story, under occupied commercial buildings.
- Real or perceived negative enviro. impacts: surface soil and groundwater contamination.

2. Freight Yard Way, Northfield village (12 parcels, 3 owners, total 9.3 acres)

- Proximity to residents: Historic residential neighborhoods are located within 600 to 1200 ft. to the east and west of the brownfield site.

- Past Land Uses: Freight yard, rail car repair, granite manufacturer, saw mill, coal storage, cannery.
- Potential Contamination: Herbicides, pesticides, PCBs, chlorinated solvents, petroleum, PAH's, lead, asbestos, arsenic.
- Current Conditions: Seven commercial buildings ranging in size and occupancy. Occupied uses include carwash, auto parts store, storage and real estate office. Approximately 1/2 of the area is vacant/underutilized land.
- Real or perceived negative enviro. impacts: surface soil and groundwater contamination.

1.b.Welfare, Environmental, and Public Health Impacts (15 points)

1.b.i. Welfare Impacts (5 points)

Potential brownfields exacerbate trends of disinvestment, deflating property values and reinforcing concentrations of poverty. This is particularly true in Barre City, where there has been a decrease in civic pride due to job loss in the manufacturing sector and subsequent increased poverty. Because of this, the value of Barre's property tax base is growing at only half the rate of the property tax base of the Region. This disinvestment leads to vulnerable populations moving to those neighborhoods due to declining property values. In Barre city, this is demonstrated by the high rate of residents in poverty and the high level of residents receiving government assistance.

In Northfield, the Freight Yard Way area has 900 feet of riverbank frontage along the Dog River, but the lack of activity across the large 9.3 acre property has left it a tenuous place to visit. Police are called to this property more frequently to respond to vandalism and break ins. Along the village riverbanks, trash has accumulated, and one area is believed to have been the community's former rubbish dump, where resident took to filling in a "swamp".

Potentially contaminated sites that contain asbestos and lead pose a serious threat to the respiratory health of residents. In Northfield, the senior center across the street from Old Freight Yard site, meaning that a vulnerable population is potentially being further exposed to harmful chemicals. Additionally, in Barre City, there is a threat from contaminated sites to the indoor air quality of neighboring buildings.

1.b.ii. Cumulative Environmental Issues (5 points)

Based upon data contained within the Northfield Area-Wide Plan, 2016 and a Phase I Environmental Site Assessment Report prepared for the City of Barre in 2014 for a property within the defined target area, the following types of additional environmental conditions are present within 0.5 miles of the target brownfield areas:

	State Listed Hazardous Waste Sites	State-Registered Underground Storage Tanks (ASTs)	Leaking Underground Storage Tanks (LUSTs)	State and Federal Brownfields	Hazardous Waste Generator
1. N. Main to Summer St.	9	34	23	7	-
2. Freight Yard Way	10	4	-	1	8

These identified hazardous sites and storage tanks present the opportunity for an accidental spill or release in the target areas which contribute to cumulative and compounding detrimental environmental impacts including contamination of soil and groundwater. Furthermore a majority of the Barre City target area is located within the FEMA 100-year floodplain. The negative environmental impacts of an unintended leak or spill would be amplified if it occurred as result of flood. Floodwaters would convey contamination to areas far beyond the immediate area.

1.b.iii. Cumulative Public Health Impacts (5 points)

Based upon the potential contamination identified within the previous sections primary public health impacts are those associated with soil contamination and the resulting soil vapor intrusion into the indoor air of an overlaying building. As identified on the Agency for Toxic Substances and Disease Registry substances such as lead, Polychlorinated Biphenyls (PCBs) and Polycyclic Aromatic Hydrocarbons (PAHs) can have detrimental effects on the human immune system and decrease the functionality of internal organs. In some cases they may also pose a carcinogenic threat.

In Barre City, occupants of multifamily housing including low- and moderate- income families are particularly vulnerable to these public health impacts, due to the proximity of residential uses to the target area. Two recently constructed commercial buildings in the downtown have had to install air purification systems to mitigate from soil vapors from unknown sources. Similarly in in Northfield a senior center and 36-unit elderly housing complex is located across the road from Freight Yard Way. Indoor air quality at these sites are unknown. It should be noted that health data in Vermont is only available at the County-level, therefore town level data is not available.

1.c. Financial Need (15 points)

1.c.i. Economic Conditions (5 points)

Vermont Regional Planning Commissions provide much needed municipal assistance to local municipalities in the form of technical land use and transportation planning assistance, emergency management coordination, and grant administration. Rarely do small Vermont towns have the financial or personnel capacity to manage federal grant programs or complex redevelopment projects. To further illustrate this the Barre City Municipal Plan recognizes that “the cost of running city government has been increasing above the rate of inflation.” The value of Barre’s property tax base is growing at only half the rate of the Region, increasing 18% over the last decade versus 32%. The cost of municipal government grew at an average rate of 2.5 percent each year above the rate of inflation over that decade, and in an effort to curb budget increases the City has not significantly expanded services and cut some programs completely. When Tropical Storm Irene hit Northfield in 2011, the flood resulted in \$6 million in damages to roads, culverts and bridges, as well as residential properties. After repairing damaged infrastructure from Tropical Storm Irene, and losing the revenue base from eleven closed businesses, Northfield also has little in the way of budget flexibility.

The member towns rely on the assistance of the Commission to access funding resources to help with critical projects such as brownfield redevelopment. Regional Planning Commissions, unlike county government in other states, have no taxing authority and the \$1,629,187 annual budget relies on \$71,537 in voluntary municipal dues and \$898,544 in one-time grants and annual State appropriations for defined activities, such as transportation and emergency planning. Grant funds are competitively awarded for specific projects. Town funds are used to match grant awards and state funds, thereby leaving no funding for other activities such as brownfields. CVRPC is a stable, professional organization, but we are financially stretched to the limit and rely on EPA federal funds to initiate the much needed development and redevelopment in our small member towns.

1.c.ii.Economic Effects of Brownfields (10 points)

The presence of Brownfields have put downtown Barre City and Northfield village at a disadvantage for economic development. Barre City's image of a run-down community is illustrated by the substantial amount of underutilized historic commercial and industrial space; nearly ¼ of the city's land is classified as commercial or industrial use and accounts for ~35% of the city's property tax base. Barre City's local economic development director often comments that it is impossible to put a shovel in the ground in Barre City without striking contamination. These negative economic factors are compounded by a declining population based and an aging building/housing stock. Much of the building stock was built in the 1950's and most likely contains lead paint. Older building requiring ongoing maintenance and repair are not being kept up as reflected in the low property values. The negative perception of Barre is fueled by the shadows of a bygone industrial boom-time.

Lack of suitable sites is also driving potential new businesses away from Northfield village, and discouraging existing business from choosing the village in which to expand. As identified within the Northfield Area-wide Plan a total of over 12 acres of brownfields are present in the approximately 25 acre village area. When Northfield Savings Bank left, it had sought to stay in the community where it was born, but could not find adequate property development opportunities. The bank has been trying to sell its former building, but a promising deal recently fell through because of the cost of addressing environmental and structural issues. Ironically, Northfield Savings Bank chose to move its headquarters to adjacent Berlin. Berlin is the town which recently surpassed Barre City in total employment in the past decade. Berlin has little industrial history, it was once a small farming community located on a high plateau between Barre, Northfield and Montpelier. It has large flat expanses of greenfields that simply do not pose the same investment risk and development challenges as brownfields and whereby offers developers an easier development site option. Overall underutilized or vacant industrial and commercial sites with known or suspected contamination are prevalent in our Region's target downtowns and villages, causing reduced property tax rolls while contributing to negative perceptions.

2.a PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (55 points)**2.a. Project Description, Redevelopment Strategy, and Timing and Implementation (30 points)****2.a.i. Project Description and Alignment with Revitalization Plans (12 points)**

CVRPC will utilize grant funds in continued support of its previous work and focus assessment work on eligible sites which will enhance economic revitalization efforts in the target area. Work accomplished under this grant will support and align with our regional plan (Plan Central Vermont 2016) that emphasizes community engagement and a number of planning and revitalization initiatives in each target community that specifically address/encompass areas where brownfields are located. With additional EPA funds, the following plans will also be used to help guide the following projects:

1. Undertaking brownfield site assessments within the North Main to Summer Street area, downtown Barre City, to facilitate economic development and new housing.

- Supporting Planning/Visioning Documents:
 - Barre City' Municipal Plan, 2014: The plan recognizes the value of transforming blighted properties into sites suitable for private redevelopment in the past. The Plan identifies areas which would be well suited for redevelopment. In the downtown, this work is encouraged in happen in the Downtown Central Business District which is the traditional downtown center of multi-story mixed uses and in the Commercial, Industrial & Mixed Use District which will

be a mix of light industrial, commercial & high density residential properties. Within these two districts, master plans have been incorporated by reference into the City Plan., including the following plan:

- North Main to Summer Street Master Plans, 2012: Outlines redevelopment plans for a portion of the downtown located on the northeast side of Main Street. The plan include new housing, re-configuration of central parking courts and pedestrian access that connects North Main and Summer Streets. Plans recognize that the area contains a number of suspected contaminated sites.
- Incorporation of equitable development, sustainable practices, or environmental justice approaches: Redevelopment within the project area will align with the City's Plan goals for addressing the loss of employment in skilled manufacturing and helping residents without a reliable income to be safely housed. Barre City will be seeking to attract livable wage positions by recruiting companies from outside the city that match the skills of its workforce, as well as by promoting entrepreneurship. The City recognizes that local businesses create jobs, and would like to foster both expansions and start-ups. Additionally there is the desire to carefully balance downtown economic development with continuing availability of affordable units and special needs housing. In the downtown, this work can happen in the North Main to Summer Street area.

2. Undertaking brownfield site assessments within the Freight Yard Way area, Northfield village, to facilitate economic development and new housing.

- Supporting Planning/Visioning Documents:
 - Northfield Town Plan, 2014: Examines revitalization of the newly designated Village Center, including the central business district and adjacent neighborhood. The plan focuses on economic recovery, physical revitalizations and community resilience.
 - Northfield Vermont Downtown Action Team Plan, 2014: Lays out a series of strategies for Northfield to improve its physical structures and attract businesses and visitors, such as streetscape and façade improvements.
 - Northfield Area-wide Brownfields Plan, 2016: Identifies community priorities related to brownfields clean up and near-and long-term revitalization, evaluates existing environmental conditions and local market potentials, outlines brownfield clean up and reuse strategies and includes lists of resources and leveraging opportunities for implementation.
- Incorporation of equitable development, sustainable practices, or environmental justice approaches: Northfields Area Wide Plan outlines the creation of “maker spaces” and live/work spaces where small business owners are provided the opportunity to engage in entrepreneurial activities without considerable overhead investments in commercial space. A mix of housing types will provide an affordable home in the village for young workers and those just starting families. New residents of Freight Yard Way would be in walking distance to village retail and services that could have the effect of boosting village retail. The Area Wide Plan proposes a river walk starting on the Freight Yard Way property and wrapping around the village to East Street and regaining the community safe access to this amenity.

2.a.ii. Redevelopment Strategy (5 points)

Redevelopment strategies in downtown Barre City are outlined and defined within the North Main to Summer Street Master Plan and are being championed by the City's Mayor Lauzon. Lauzon is an experienced property developer who successfully redeveloped City Place in Barre City; a 4 story commercial building, hosting a mix of retail and office space. In the Main Street to Summer Street area, in conjunction with the City's Master Plan redevelopment plans include 30 market-rate

apartments, 5-story hotel/conference center and a 15,000 square foot grocery complex. Northfield village's Freight Yard Way has great potential redevelopment potential; it could accommodate up to 55,000 square feet for tech innovation enterprises and/or light industry, such as food processing along with housing such as townhouses or apartments on the southern portion of the site.

Both redevelopment strategies in Barre and Northfield envision mixed uses that would utilize existing municipal infrastructure, including water and sewer. Based upon information contained within the 2014 Barre City Plan, Barre City's recent maximum daily water demand has been approximately 3.4 million gallons and the capacity of the plant 6 million gallons; the wastewater treatment facility currently treats 2.7 million gallons a day and has a capacity of 4 million gallons a day. Barre City clearly has available capacity for future development projects. Data on the capacity of Northfield's water system was not available, yet as identified within the Northfield Area-Wide Plan "following the closure of these businesses, Northfield's water utility saw a 22% drop in usage, and along with it the user fees." With no recent significant new development this indicates the local water and wastewater system currently has excess capacity to accommodate new development at the Freight Yard.

Green Mountain Transit Authority (GMTA) provides public bus service to the Central Vermont Region. Downtown Barre City is served by 2 routes; the City Commutes which travels between downtown Barre City and Montpelier; and the Barre Hospital Hill, which travels between Barre City and the medical complex in neighboring Berlin. The Northfield Community Shuttle provides local service around the village area by offering local residents public transport option between the existing senior center, grocery store and a few residential neighborhoods. The Northfield Commuter route provides service from Northfield village to the Montpelier which is approximately 12 miles to the north. Riders from both Barre City and Northfield village can make transit connection in Montpelier to connect to other local and regional routes which provide services to the area hospital and also to national transit operators such as Amtrak passenger rail service and Greyhound bus service. Available public transportation will provide tenants and residents of target area brownfield redevelopment projects alternative methods of transit, which isn't always an option in a rural State like Vermont.

2.a.iii. Timing and Implementation (13 points)

2.a.iii.(a) Contractor procurement (including the internal steps that must be taken within your organization and approvals from departments or elected officials). (3 points)

Using its adopted, federally compliant, procurement procedures, CVRPC has prequalified contractors to serve its brownfields program through September 30, 2020. Master agreements were executed with three contractors. Once the Brownfields Committee accepts a site into the program and DEC and EPA approve work, CVRPC's program manager assigns a contractor to the site and prepares a site specific master agreement addendum. The addendum is based on a defined scope of work and cost estimate; the Executive Director signs the addendum. CVRPC will issue a similar Request for Qualifications for contractor services. The process includes RFQ development, proposal review by EPA, DEC, CVRPC, and Brownfields Committee members, interviews, and reference checks.

2.a.iii.(b) For Community-wide proposals, discuss the development of site inventory or site identification process, and site prioritization and selection process. (5 points)

Sites enrolled in the program will be prioritized and selected by CVRPC's Brownfields Advisory Committee (BAC) based on: EPA eligibility, site redevelopment potential, municipal/community input and support, public benefit in terms of economic development/housing/greenspace, willingness of owner to provide access and additional in-kind or

financial support, and ability to achieve results/likelihood of success. Sites listed in response to 1.a.ii. will be considered along with other downtown sites in the Region, and will be enrolled if they are determined eligible based on program requirements. Additional considerations for a site's selection include: retention or creation of jobs, historic preservation, eligibility for other sources of funding, and nonprofit versus private ownership. Our current outreach programs engage all CVRPC member communities to emphasize the importance of enrolling potential sites. To determine site eligibility, CVRPC will continue to use the processes already in place with EPA - Region 1. A request for eligibility determination is forwarded to the EPA project officer with basic property and brownfields eligibility information.

2.a.iii.(c) Obtaining and securing site access. (5 points)

Upon approval from EPA – Region 1, CVRPC will coordinate with municipal officials, community groups and/or property owners to gain access to sites selected via notices, informational meetings, and direct outreach to affected landowners. CVRPC has draft access agreements in place, and will execute as appropriate.

2.b.Task Descriptions and Budget Table (20 points)

2.b.i.Task Descriptions (15 points)

The proposed tasks and budget categories associated with both the hazardous substances and petroleum budget tables are provided below.

Task 1: Cooperative Agreement Management - CVRPC will insure requirements of the Cooperative Agreement are implemented, managed properly, and completed in a timely manner by completing documentation to insure sites are eligible for assistance, procuring services from qualified professionals for assessments, complying with reporting requirements, and participating in trainings and conferences. CVRPC will comply with the required procurement procedures. Task includes non-consultant expenses.

Task 2: Community Involvement - CVRPC will support its Advisory Committee and continue cooperative activities with other RPCs and the State to foster integrated brownfield efforts. CVRPC will implement a community outreach program designed to provide information and raise awareness of brownfields, the assessment program, and site-specific activities. Staff will support property owners, prospective developers, and municipalities from assessment through redevelopment. Upon request, assistance will be provided to encourage redevelopment at sites and a sustained regional effort by creating redevelopment and incentive packages, establishing special funding districts, using zoning techniques, researching grant and loan opportunities, and assisting with application writing.

Task 3: Site Specific Activities – CVRPC's qualified consultants will conduct environmental site assessments and complete corrective action plans and other activities that encourage and assist with site redevelopment. We estimate that 3 sites will receive a Phase I assessment (~\$4,000 each, 2 hazardous + 1 petroleum site); 6 sites will receive Phase II assessments (~\$38,000 each, 4 hazardous + 2 petroleum site); 3 sites will have Corrective Action Plans developed (~\$5,000 each, 2 hazardous + 1 petroleum site), and 2 site will receive assistance with redevelopment visioning as it relates to contamination left in place (\$3,000 each 1 hazardous + 1 petroleum site). The number of Phase II assessments and Corrective Action Plans undertaken will depend on the size and extent of contamination at individual sites and the associated costs. CVRPC will continue to use other resources to support redevelopment planning for specific sites.

Personnel: Three staff will participate in the brownfields effort. The estimated 689 staff hours (459 hazardous + 230 petroleum) will include: Executive Director (agreement management & site assessment as needed) 104 hrs @ \$40.84/hr; Senior Planner (program management, outreach &

site assessments) 460 hrs @ \$32.63/hr; and Finance/Office Manager 125 hrs @ \$27.64/hr.

Fringe: The Commission calculates Fringe Benefits based on actual benefits received, which ranges from 8-39% of wage rate per individual. Costs covered include health and dental insurance, retirement, and FICA/SS.

Travel: Travel includes staff and Advisory Committee member attendance at national, regional, and Vermont-specific conferences and workshops (\$3,800 hazardous + \$ 1,900 petroleum); in-region travel related to outreach; site inventory and assessment activities (\$1,830 hazardous + \$715 petroleum). Mileage reimbursement is at the federal rate.

Contractual: Up to 4 environmental firms to conduct environmental assessments and develop corrective action plans (\$171,479 hazardous + \$83,831 petroleum); an attorney to review program and outreach documents as needed (\$600 hazardous + \$600 petroleum); and landscape architects and/or engineers to help communities visualize redevelopment as it relates to contamination left in place (\$2,000 hazardous + \$1,500 petroleum). Historic and archeological resource professionals may be engaged to address Section 106 requirements as needed.

Supplies: Copying/printing (\$150 hazardous + \$75 petroleum); postage (\$50 hazardous + \$25 petroleum); newspaper advertisements (\$200 hazardous + \$100 petroleum); and miscellaneous items such as meeting support materials (\$300 hazardous + \$150 petroleum).

Costs and tasks described are for both assessment programs, hazardous substances and petroleum products, and are based on our experience with the Brownfield Program and other federal grants. CVRPC will use annual funds received through the VT Agency of Commerce and Community Development for indirect costs.

2.b.ii. Budget Table (5 points)

	Task 1 Cooperative Agreement Management	Task 2 Community Engagement	Task 3 Site Assessment & Remediation Planning	Total
Hazardous Substances				
Personnel	\$3,980	\$11,164	\$0	\$15,144
Fringe Benefits	\$1,274	\$3,573	\$0	\$4,846
Travel	\$2,230	\$3,000	\$0	\$5,230
Equipment	\$0	\$0	\$0	\$0
Supplies	\$0	\$700	\$0	\$700
Contractual	\$600	\$2,000	\$171,479	\$174,079
Other:	\$0	\$0	\$0	\$0
Total	\$8,084	\$20,437	\$171,479	\$200,000
Petroleum				
Personnel	\$1,990	\$5,578	\$0	\$7,568
Fringe Benefits	\$637	\$1,785	\$0	\$2,422
Travel	\$2,230	\$1,500	\$0	\$3,730
Equipment	\$0	\$0	\$0	\$0
Supplies	\$0	\$350	\$0	\$350
Contractual	\$600	\$1,500	\$83,831	\$85,931
Other:	\$0	\$0	\$0	\$0
Total	\$5,457	\$10,713	\$83,831	\$100,000

2.c. Ability to Leverage (5 points)

CVRPC has identified additional funding sources to assist with assessment, clean up and redevelopment and will work with site owners to apply for appropriate additional funds. Projects that complete assessment through this grant will search for state funding first, given past success in leveraging these sources, we anticipate future ability to gain state funding. Funding includes:

- EPA Brownfields Cleanup and Targeted Assessment Grants: Up to \$200K federal funding to cleanup brownfields sites and direct assessment grants to eligible entities.
- Vermont Brownfields Reuse Initiative: See attached letter from Barre City.
- Technical Assistance Program: Technical and up to \$200K in financial assistance for assessment, planning and cleanup. Three previous CVRPC projects have successfully leveraged \$85K in the past and we anticipate similar leveraging performance in the future.
- Vermont Brownfields Revitalization Fund: Provides assessment grants up to \$50K, cleanup grants up to \$200K, and loans up to \$250K per project, respectively.
- Petroleum Cleanup Fund: Provides assistance with costs incurred with the accidental release from underground or above ground storage tanks.
- Vermont Community Development Program: \$200K - \$1.25M in grants for municipalities to assist with assessment and cleanup. Previous CVRPC projects have leveraged over \$45K. The
- Tax credits for Vermont Designated Downtowns & Village Centers: Available for projects within designated downtowns/villages. Provides credits for up to \$25K for building code related work for hazardous substances abatement. Barre City and Northfield qualify for credits.
- Tax Increment Finance District (TIF): A TIF District was approved by the Legislature for Barre City's downtown redevelopment districts. See attached letter from Barre City.
- Vermont Transportation (VTrans) Enhancement Grants, VTrans Park and Ride Grant Program, Federal Transit Administration Grants: Provides funding for creation of facilities to encourage the consolidation of travelers and reduce single occupancy vehicles on the roads. Montpelier has secured up to \$2.49 million in FTA funds to build a multi-modal transit center as part of the brownfields Carr Lot Redevelopment Project with an additional \$5.3 million in Federal Transportation funding for additional site improvements and redevelopment.
- Small Business Association (SBA) Loans: CVRPC works with the Central Vermont Economic Development Corporation to provide resources to small business owners.
- Vermont Department of Environmental Conservation Brownfield Area-wide Planning Assessment: Northfield received funds for their Area-wide plan of all brownfields in the village, further assessments will need to be funded. See attached letter from the Town of Northfield.
- In Kind Contributions and private funds: BAC members donate over 375 hours of time throughout the grant period. Previous CVRPC assessment grant recipients have contributed over \$60,000 of private funds to match assessment funds.

3.COMMUNITY ENGAGEMENT AND PARTNERSHIPS (35 points)

3.a. Engaging the Community (15 points)

3.a.i. Community Involvement Plan (10 points)

CVRPC currently facilitates monthly Brownfields Advisory Committee (BAC) meetings which is comprised of representatives from Barre City, Central Vermont Economic Development Corp., East Montpelier, Downstreet Housing & Community Development, Northfield Community Development Network, Union Bank and District Health Office. With additional grant fund CVRPC shall continue to facilitate these monthly meetings and seek to expand representation on the Committee (to include business and community groups from both Barre City and Northfield and

from Capstone Community Action, a job training organization based in Barre City.) The purpose of the BAC is to approve property enrollment, approve the allocation of funds to specific assessment activities and to share and heighten brownfields information within their respective professional peer groups. BAC meetings are held in accordance with Vermont's Open Meeting Law to ensure the public is adequately notified of upcoming meetings and interested persons are able to attend the meetings. In addition to the BAC meetings CVRPC shall:

- Co-host at least 2 educational outreach workshops with community organization partners for property owners and the entrepreneurial, business, real estate & development community in Barre City and Northfield village to empower them to redevelop brownfields sites;
- Co-host 2 input tables at community events, or public meetings, in each community with COs/BAC/VTDEC to ensure all local stakeholders are involved in clean-up decisions and reuse planning and informed of site assessment progress & results;
- Contract QEPs to present technical information about brownfield assessments and remediation at public meetings; and
- Undertake site specific engagement, which includes communicating and meeting w/site specific stakeholders to guide through the process, prepare properties for enrollment by coordinating access and EPA Site Eligibility Determinations, review QEP work products & coordinate with VT DEC & EPA throughout site work and decision making.

3.a.ii. Communicating Progress (5 points)

In order to ensure that stakeholders are continually aware of the progress of projects in their communities, CVRPC will engage in the following activities:

- Announce grant award to local media (newspapers and website) and via partner newsletters;
- Email/mail brownfields informational brochure to community organizations (COs), local business, non-profit organizations, real estate brokers, lending institutions, etc.;
- Communicate overall program and individual site progress by submitting newspaper articles, and posting to CVRPC website and municipal websites, and local email message boards. Share other news, case studies, success stories, benefits, resources via these channels as well.
- Attend Board meetings or other scheduled informational meetings of community organizations in each community to publicize the program and develop relationships for further community engagement activities and project development.

3.b. Partnerships with Government Agencies (9 points)

3.b.i. Local/State/Tribal Environmental Authority (5 points)

CVRPC maintains an on-going partnership with the Federal EPA and VT's Agency of Natural Resources and its' Department of Environmental Conservation (DEC). CVRPC will be in constant contact with the EPA New England – Region 1 Brownfields Team, specifically Project Officer Dorrie Parr, about potential projects and eligibility requirements; review of Phase I & II ESAs, QAPPs and CAPs. CVRPC is also in contact with the Brownfields Coordinator, Frank Gardner regarding quarterly reporting; and compliance with ACRES reporting.

CVRPC also has a strong working relationship with the Vermont DEC; particularly with the Sites Management Section and the Brownfields Response Program. The DEC's brownfields environmental program manager, Patricia Coppolino, works with the all Vermont Regional Planning Commissions and oversees the DEC's hazardous site managers which are in turn responsible for reviewing the Phase I & II ESAs, QAPPs and CAPs to ensure industry and State standards are met, as well as providing petroleum eligibility determinations. The environmental program manager is also the primary point of contact for the environmental liability limitation program and for the

Brownfields Economic Revitalization Alliance. In the past CVRPC's has worked with Coppolino to facilitate development funding strategy sessions for brownfield property owners to identify resources and provide technical assistance where needed to successfully obtain project funding where State funds are ineligible or gaps need to be filled.

3.b.ii. Other Governmental Partnerships (4 points)

CVRPC works with a variety of State Agencies, including but not limited to the VT Agency of Transportation, the VT Agency of Commerce and Community Development, the VT Agency of Natural Resources and the VT Agency of Human Services. State agencies provide a level of resources to regional planning commissions and partner organizations for the purpose of undertaking planning studies, providing technical assistance and offering grant or loan opportunities.

Partnership with the Agency of Human Services' Regional Health Office has been helpful in determining health risks of brownfields contaminants, as well as determining exposure pathways. The Regional Health Officer can help clearly communicate any known risks to human health which may be present at an existing brownfield site and ensure remediation techniques will adequately decrease or eliminate exposure in the future. CVRPC is currently working with Health Officer which will help answer health-related questions at an upcoming community meeting about a playground site which is currently enrolled in the CVRPC brownfields program.

CVRPC has worked with, and will continue to work with, other state agencies to connect municipalities and property developers with technical and financial resources to ensure brownfield properties transition from the assessment process into redevelopment projects. For example, the Brownfields Revitalization Fund (a partner program administered by the Agency of Commerce and Community Development and the Agency of Natural Resources) offers grants and low interest loans for the remediation of brownfield sites. Another example, is the VT Community Development Program (administered by Commerce and Community Development) which provides technical and funding assistance in the areas of housing, economic development, public facilities and public facilities. Both of the Brownfields Revitalization Fund and the VT Community Development Program are sources of funding which can be utilized by site in Barre City and Northfield village to transform underutilized site into future housing and places of employment.

3.c. Partnerships with Community Organizations (9 points)

3.c.i. Community Organization Descriptions & Roles (5 points)

CVRPC has established partnerships with the following CBOs. Attached letters outline the commitment of each organization.

- Central Vermont Economic Development Corporation (CVEDC): A BAC member that maintains the inventory of brownfield sites and also provides assistance with securing additional sources of redevelopment funding (grants/SBA loans) and provides technical assistance.
- Downstreet Housing & Community Development: Addresses the shortage of affordable housing and the affordability gap for low and moderate income residents through rental properties and homes for sale and pledges to provide educational outreach, technical assistance, and provide in kind contributions of materials/equipment/facilities.

CVRPC shall also maintain established partnerships with Northfield Community Development Network, Barre Area Development Corporation.

3.c.ii. Letters of Commitment (4 points)

See attached letters.

3.d. Partnerships with Workforce Development Programs (2 points)

With headquarters located in downtown Barre City, Capstone Community Action offers several workforce development training programs that will benefit from the funds available through these grants. These programs train workers for jobs such as building retrofit, green construction and recycling and waste reduction. If the sites are found to be contaminated, the cleanup and new construction that will take place will offer an opportunity for these workers to be employed. The projects will benefit from having access to workers trained in cutting edge techniques.

4.PROJECT BENEFITS (25 points)

4.a. Welfare, Environmental, and Public Health Benefits (13 points)

Brownfields assessment, remediation and redevelopment will lead to a range of welfare, environmental and public health benefits. Leaders in Barre City have recognized the value in redeveloping a portion of the downtown as identified in their town plan in the creation of the Main Street to Summer Street Master Plans. Investments in this areas demonstrates a clear intent to help elevate the current condition of their community which in turn shall increase civic pride. The City plan specifically states that the Main Street to Summer Street plan, when implemented, will be tied to an urban pattern that places parking behind the buildings and preserves the streetscape for walking and activity.” As specified within a June 20, 2017 news article on Vtdigger.org, the owner of properties within the brownfield redevelopment area proposes replacing a one-story underutilized commercial building with a multi-story building which could house a new grocery on the ground floor plus up to “30 high-end apartments for young professionals” who work in near at Blue Cross Blue Shield or at the insurance group, National Life. Bringing a grocery store to downtown Barre City will help increase access of low income people to healthier food choices, whereby helping to alleviate obesity and diabetes. Newly developed housing would not replace the existing housing.

Addressing unknown environmental conditions in Barre City and Northfield village will help identify and remedy existing and potential negative environmental impacts on existing buildings and its occupants. As mentioned previously 2 nearby newly-constructed buildings in Barre City have had to retrofit air venting systems to mitigate the impacts of sub surface vapor intrusion. It is unknown if the indoor air quality at adjacent buildings in Northfield have been compromised by conditions at Freight Yard Way, but assessment and remediation activities in conjunction with redevelopment will ensure the sensitive populations which are located nearby will not be affected.

4.b. Economic and Community Benefits (12 points)

Economic and community benefits of brownfields redevelopment will include increased employment and an expanded tax base. With reinvestment in Barre’s downtown the City Plan envisions a downtown business vacancy rate of 5% by the year 2020, a great improvement on the current 15% rate. The Mayor anticipates investments between \$25 million to \$30 million for a portion of the project area. Sustainable investments in new development provides new jobs for skilled labors and the local economy will benefit from increased patrons at local businesses.

In Northfield village, Freight Yard Way will be ready for new businesses and additional housing. The Area Wide Plan identified that Freight Yard Way has the greatest potential redevelopment potential of all the Northfield sites assessed as it could accommodate up to 55,000 square feet for tech innovation enterprises and/or light industry, such as food processing. The Area Wide Plan’s market assessment indicated potential for food processing which would align with Vermont’s growing local food movement which helps support family farms, the agricultural economy and keeps the greenfields in productive agricultural use. Potential also exists at the southern end of the parcel for newly constructed infill residences, such as townhouses or live/work spaces. Reuse of Northfields brownfields will also provide the opportunity for existing businesses to expand and stay in Northfield or even present the opportunity to attract new business to Northfield.

New or expanding businesses will help rejuvenate the declining tax base and bring new water and sewer customers onto the municipal services. These increases will help alleviate the existing tax burden on current property owners.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (40 POINTS)

5.a. Audit Findings(2 points)

CVRPC has had no adverse audit findings with any of the grants that have been managed.

5.b. Programmatic Capability (23 points)

CVRPC staff has many years' experience and have successfully administered numerous grants, including similar EPA Brownfields Assessment Grants awarded in 2003, 2006 and 2015. These successful experiences demonstrate CVRPC's capabilities of grant administration, public involvement, timely and successful expenditure of funds, measuring and reporting outputs and outcomes quarterly and in ACRES, monitoring QEPs' contracts, and all other technical, administrative and financial grant requirements.

Executive Director Bonnie Waninger provides oversight of all CVRPC programs and is responsible for the organizations' financial management. Waninger has over 11 years of experience managing brownfields programs, 16 years of grant administration (including Community Development Block Grants [HUD funds] and Water Quality Section 604(b) grants), and 20 years of community outreach experience at the local and national level. Senior Planner, Clare Rock, is responsible for day-to-day administration of the program and has over 10 years land use planning experience working at the regional and municipal level (including managing contractors). Rock holds a Master's Degree in sustainable landscape planning and design and has 4 years of experience managing a regional brownfields program. In the case of unexpected employee turnover, the CVRPC will utilize professional planning career services such as the American Planning Assoc. and the VT Planners Assoc. to ensure recruitment of qualified staff. Upon a new grant award, CVRPC will work with EPA Project Officer to procure a list of prequalified environmental professionals.

Members of the Brownfields Advisory Committee contribute expertise on a variety of issues such as legal, banking, real estate transactions and development, economic development and engineering. Their combined experience has been essential to our brownfields success since the initial 2003 EPA Brownfields Assessment Grant. Staff and committee members will attend conferences and trainings to stay updated on current brownfields legislation and successful redevelopment approaches.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (5 points)

CVRPC will track, measure, and evaluate progress based upon each task outlined in the budget:

Task	Output Measurement	Outcome Measurement
Task 1 – C.A. Oversight	# of Roundtables held; # of sites entered into ACRES; # of QEPs	# of attendees & groups at meetings; # of public inquiries received
Task 2 – Community Engagement	# of pamphlets mailed; # of news articles written; # of mtgs/ presentations; # of BAC meetings; # of new brownfield sites identified	Identify priority sites for Phase I & II ESAs; # of attendees & groups at meetings; # of public inquiries received; # of new contacts made

Task 3 – Task 3: Site Assessments (Phase I & II ESA's, CAP's) Phase I Assessments	# of Phase I assessments performed # of QAPPs performed; # of Phase II assessments performed; # of AARAs performed # of corrective action plans (CAPs) performed; # of meetings held	# of acres and properties assessed; # of additional \$ leveraged; # acres & properties assessed; # of acres available for reuse; # of additional \$ leveraged; # of acres for greenspace or acres available for reuse; # of jobs leveraged/created; \$\$ leveraged in redevelopment; # of new businesses
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5.d. Past Performance and Accomplishments (10 points)

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant

5. d.i.1. Accomplishments

CVRPC has facilitated the assessment of 23 sites with grant funds. This includes 10 Phase I's, 19 Phase II's, 7 CAPs, and one Risk Based Cleanup Plan. In Montpelier, the ongoing redevelopment of the Carr Lot/1 Taylor Street from a contaminated and vacant lot to a multiuse transit center demonstrates that CVRPC can leverage brownfields funds for alternative transportation development and the promotion of livability principles. In Northfield, the transition of ownership of the Black Bear Wood Products site from a contaminated and underused building to a thriving enterprise shows that CVRPC can leverage brownfields funds for economic development.

Past funding has also been used to enroll 2 sites in Vermont's environmental insurance program. CVRPC is dedicated to ensuring selected sites are provided with all the necessary assessment work to prepare them for redevelopment and has successfully taken 7 sites through the entire brownfields assessment process. Three of these sites are currently slated for redevelopment with secured funding that will support alternative transportation facilities.

The CVRPC assessments leveraged and/or the results of assessments allowed owners to leverage significant additional amounts of cash and in-kind resources. In total it is estimated that under the FY2003 and FY2006 grants, the CVRPC leveraged roughly \$4.3 million in clean up and redevelopment funds from private, state and federal sources. This money funded the successes in creating jobs, transportation and commercial space listed above, as well as many others. All outputs and outcomes have accurately been reflected in ACRES. Most recently an additional \$7.79 million in City of Montpelier and Federal Transit Administration Funds have been secured for the planned redevelopment of Carr Lot into a Multi-modal Transit Center.

5.d.i.2. Compliance with Grant Requirements (5 points)

CVRPC has received the following EPA grants: FY2003 BF-98188601-0 Hazardous Substances Grant (\$200,000), FY2006 BF-97156401 Hazardous Substances (\$200,000) & Petroleum Grant (\$200,000), and is currently administering FY2015 BF-00A00108 Hazardous Substances (\$200,000) & Petroleum Grant (\$200,000). For FY 2003 and FY 2006 grants, both are closed and all funds have been successfully expended in compliance with the terms and conditions of the grant requirements. As of November 6, 2017, under FY 2015 grant (grant end date: September 2017) CVRPC has \$2,200 remaining in uncommitted contractual hazardous substances funds and \$44,500 remaining in petroleum uncommitted contractual funds. Based upon currently enrolled properties, CVRPC anticipates expending FY 2014 remaining hazardous substances funds within the next 2-3 months and expending the remaining petroleum funds within the next 6 months.

Staff has and continues to successfully submit all quarterly progress reports, annual financial status, ACRES property information, and other brownfields reporting measures according to work plans and schedules.

Narrative Proposal Attachments

Attachment C: Letters of Commitment from Community Organizations

Letter from Downstreet Housing & Community Development

Letter from Central Vermont Economic Development Corporation

Attachment D: Leveraging Documentation

Letter from Town of Northfield, VT

Letter from City of Barre, VT

Attachment E: Documentation of Applicant Eligibility

Attachment F: Community Involvement



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October 25, 2017

Clare Rock, Senior Planner
Central Vermont Regional Planning Commission
29 Main Street, Suite Four
Montpelier, Vermont

Dear Clare:

Downstreet Housing & Community Development (Downstreet) is pleased to offer this letter of support for the Central Vermont Regional Planning Commission's application to the EPA Brownfields Assessment Grant Program to continue work within the region.

The goals of the Central Vermont Brownfields Program strongly align with our mission to create affordable homes within our region. Brownfield sites often are in the middle of Central Vermont communities and when redeveloped serve as prime locations for affordable housing. These sites already are close to employment opportunities and public transportation. When assessed and cleaned up, brownfield sites are great locations for Downstreet's projects.

Downstreet can partner in-kind in the following roles to facilitate Brownfields redevelopments in Central Vermont:

- Serve as a member of CVRPC's Brownfields Advisory Committee
- Lead housing redevelopment projects through our Real Estate Development program
- Leverage funding (i.e: HUD and VHCB)
- Evaluate potential sites for housing development suitability
- Facilitate collaboration to ensure redevelopment projects are meeting the needs of the community in Barre City and Northfield, as well as broader organizational, regional and state goals
- Connect the communities we serve through our rental housing, home-ownership assistance, financial preparedness and home repair assistance programs to CVRPC outreach about redevelopment of Brownfields sites in their neighborhood
- Host community meetings in our new headquarters facility in downtown Barre City, which is walkable from the entire neighborhood, ADA accessible and technologically well equipped

Downstreet Housing & Community Development looks forward to collaborating with CVRPC on future brownfield redevelopment projects. Should you have any questions or would like to request additional assistance, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eileen Peltier', is written over the printed name.

Eileen Peltier

Executive Director



October 25, 2017

Clare Rock, Senior Planner
Central Vermont Regional Planning Commission
29 Main St, Suite 4
Montpelier, VT 05602

Dear Clare,

On behalf of the Central Vermont Economic Development Corporation (CVEDC), I would like to offer our support of your request for additional funds for your Brownfield's work in our region. These monies have been a decisive component in the remediation of Brownfield sites in our region.

As an economic development corporation, we are committed to the identification, remediation and reuse of brownfield sites. Our mission is to attract and retain good wage paying jobs for the citizens of our region, and the remediation of vacant or underutilized brownfield sites in the core communities of downtown Barre City and Northfield Village is a critical component.

As we have in the past, CVEDC will continue to partner in-kind with the Central Vermont Regional Planning Commission by:

- being a member of the Planning Commission's Brownfields Committee;
- assisting with educational outreach and marketing of the program;
- publicizing Brownfield sites available for purchase, lease and/or redevelopment in CVEDC's semi-annual commercial space circular, and on the Vermont Dept. of Economic Development Statewide Industrial Sites Database
- Developing financing and incentives packages for businesses seeking to locate at redeveloped Brownfields sites in both Northfield Village and downtown Barre City
- Helping to promote Northfield and Barre City to existing regional businesses and those seeking to locate closer to a Central Vermont business in its supply chain
- Assisting as requested Northfield with promoting and adopting tax abatement and stabilization measures which will support redevelopment of village Brownfields sites

CVEDC offers our continued support of this highly valuable redevelopment tool in Central Vermont and is confident in CVRPC's ability to successfully manage the brownfields assessment program. Should you have any questions or would like to request additional assistance, please feel free to contact me.

Sincerely,

James Stewart

Executive Director

1 MUNICIPAL OFFICES



Jeff Schulz, Town Manager
jschulz@northfield.vt.us

Phone 1-802-485-6121
Fax 1-802-485-8426

**51 SOUTH MAIN STREET
NORTHFIELD, VERMONT 05663**

October 25, 2017

Clare Rock, Senior Planner
Central Vermont Regional Planning Commission
29 Main Street, Suite 4
Montpelier, VT 05602

Dear Clare,

Thank you for taking the lead on brownfields redevelopment for our region. The Town of Northfield appreciates your assistance in navigating this complex issue. With two key sites in Northfield's village needing investigation (and potential remediation) to prepare for marketing and redevelopment, brownfields-specific funding is imperative to Northfield's ability to recover from the recession and the flooding.

The Town of Northfield is also prepared to leverage its own local resources. We have the following additional financing tools available:

- Designated Village Center Tax Credits
- Northfield Economic Development Fund

Further, Northfield has adopted a Tax Stabilization Policy to help facilitate Brownfields and village redevelopment. The technical support of our regional partners is important to such initiatives.

We are confident in CVRPC's ability to successfully manage the brownfields assessment program, and look forward to working with you and your contractor to identify, assess, and plan for the future of some of Northfield's commercial properties.

Sincerely,



Jeff Schulz, Northfield Town Manager



Janet E. Shatney
Planning Director

City of Barre, Vermont

"Granite Center of the World"

6 N. Main St., Suite 7
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Direct Telephone (802) 477-1465
jshatney@barrecity.org

October 25, 2017

Ms. Clare Rock, Senior Planner
Central Vermont Regional Planning Commission
29 Main Street Suite 4
Montpelier, VT 05602

SUBJECT: Leveraged Financing Sources for Brownfields Redevelopment

Dear Clare,

As Barre City seeks to revitalize aged, underutilized, and contaminated properties in its downtown, I would like to share a number of financial resources that may be leveraged along with CVRPC's environmental assessment and clean up planning funds to accomplish this work. Barre City has programs to leverage both public and private brownfields redevelopment.

In order to lay the groundwork for increased private development, the City has invested significant financial resources in pursuing the public infrastructure improvements proposed by the North Main to Summer Street and Merchants Row Master Plans. Our Tax Increment Finance District has been critical to these projects and the City will continue to access these resources for project design and construction that remains.

In addition to supporting private development through the built environment, the City has also developed multiple financial resources that can be leveraged to retrofit and redevelop private property in our downtown. Barre City's downtown area is a Vermont Designated Downtown, which gives property owners access to tax credits for building rehabilitation. Barre City voters have also approved a Tax Stabilization Program, which can be applied to municipal taxes for up to ten years for larger commercial projects. Lastly, local entrepreneurs have access to a municipal revolving loan fund for qualifying business start-up and expansion projects.

The support and technical assistance the City has received from CVRPC in the last seven years has been invaluable. We appreciate your initiative in applying for assessment grant funds and look forward to collaborating to bring projects to completion.

Sincerely,

Janet E. Shatney, Planning Director
Planning, Permitting & Assessing Services

VERMONT **GENERAL ASSEMBLY**

The Vermont Statutes Online

Title 24 : Municipal And County Government

Chapter 117 : Municipal And Regional Planning And Development

Subchapter 003 : Regional Planning Commissions

(Cite as: 24 V.S.A. § 4341)

§ 4341. Creation of regional planning commissions

(a) A regional planning commission may be created at any time by the act of the voters or the legislative body of each of a number of contiguous municipalities, upon the written approval of the Agency of Commerce and Community Development. Approval of a designated region shall be based on whether the municipalities involved constitute a logical geographic and a coherent socioeconomic planning area. All municipalities within a designated region shall be considered members of the regional planning commission. For the purpose of a regional planning commission's carrying out its duties and functions under State law, such a designated region shall be considered a political subdivision of the State.

(b) Two or more existing regional planning commissions may be merged to form a single commission by act of the legislative bodies in a majority of the municipalities in each of the merging regions.

(c) A municipality may move from one regional planning commission to another regional planning commission on terms and conditions approved by the Secretary of Commerce and Community Development. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 1, eff. April 11, 1972; 1981, No. 132 (Adj. Sess.), § 4; 1987, No. 200 (Adj. Sess.), § 19, eff. July 1, 1989; 1995, No. 190 (Adj. Sess.), § 1(a); 2009, No. 146 (Adj. Sess.), § G5, eff. June 1, 2010; 2009, No. 156 (Adj. Sess.), § F.11, eff. June 3, 2010; 2013, No. 36, § 3.)

Community Involvement

The Central Vermont Regional Planning Commission (CVRPC) currently facilitates monthly Brownfields Advisory Committee (BAC) meetings which is comprised of representatives from Barre City, Central Vermont Economic Development Corp., East Montpelier, Downstreet Housing & Community Development, Northfield Community Development Network, Union Bank and District Health Office. With additional grant fund CVRPC shall continue to facilitate these monthly meetings and seek to expand representation on the Committee (to include business and community groups from both Barre City and Northfield and from Capstone Community Action, a job training organization based in Barre City.)

The purpose of the BAC is to approve property enrollment, approve the allocation of funds to specific assessment activities and to share and heighten brownfields information within their respective professional peer groups. BAC meetings are held in accordance with Vermont's Open Meeting Law to ensure the public is adequately notified of upcoming meetings and interested persons are able to attend the meetings.

Furthermore the Commission holds monthly Commission meetings where representatives from each of the 23 member municipalities have representation. Commissioners receive monthly updates on all of the RPC programs and during the monthly meetings attendees have the opportunity to ask questions or follow up with staff regarding the updates. The monthly meetings are televised on the local public access TV station. All Commission meetings are also held in accordance with Vermont's Open Meeting Law.

In addition to the BAC meetings and the monthly Commission meetings CVRPC shall:

- Co-host at least 2 educational outreach workshops with community organization partners for property owners and the entrepreneurial, business, real estate & development community in Barre City and Northfield village to empower them to redevelop brownfields sites;
- Co-host 2 input tables at community events, or public meetings, in each community with COs/BAC/VTDEC to ensure all local stakeholders are involved in clean- up decisions and reuse planning and informed of site assessment progress & results;
- Contract QEPs to present technical information about brownfield assessments and remediation at public meetings; and
- Undertake site specific engagement, which includes communicating and meeting w/site specific stakeholders to guide through the process, prepare properties for enrollment by coordinating access and EPA Site Eligibility Determinations, review QEP work products & coordinate with VT DEC & EPA throughout site work and decision making.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Central Vermont Regional Planning Commission

* b. Employer/Taxpayer Identification Number (EIN/TIN):

03-0225677

* c. Organizational DUNS:

1588421950000

d. Address:

* Street1:

29 Main Street

Street2:

Suite 4

* City:

Montpelier

County/Parish:

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

05601-8797

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Clare

Middle Name:

* Last Name:

Rock

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

(802) 229-0389

Fax Number:

* Email:

rock@cvregion.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Central Vermont Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

VT

* b. Program/Project

VT

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

05/01/2018

* b. End Date:

09/01/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Clare

Middle Name:

* Last Name:

Rock

Suffix:

* Title:

Senior Planner

* Telephone Number:

(802) 229-0389

Fax Number:

* Email:

rock@cvregion.com

* Signature of Authorized Representative:

Clare L Rock

* Date Signed:

11/16/2017